

L&Q at  
**BEAULIEU**

L&Q



Computer generated image for illustrative purposes only

## An exciting place to live *and a home to call your own*

L&Q at Beaulieu is a charming development of 1, 2 and 3 bedroom homes in Chelmsford. Situated within the beautiful setting of Beaulieu, this collection of Shared Ownership homes are ideal for couples, families and young professionals.

L&Q at Beaulieu boasts a unique neighbourhood feel, coupled with areas of surrounding natural beauty and greenery.

Here, homeowners will have the opportunity of putting down roots within an established and welcoming community. Located in the heart of the development, Beaulieu Square provides local shops and services for the residents of Beaulieu and the wider area.

Residents can enjoy the on-site amenities, including a nursery, all-through school, community centre, dental surgery and health centre.

These Shared Ownership homes offer more than bricks and mortar, they provide an opportunity to be a part of a growing neighbourhood that's equipped to flourish at Beaulieu.



We provide the home

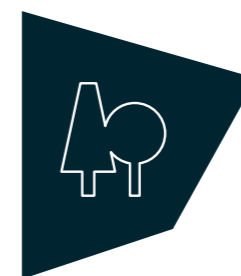
*and you make  
it your own*



## The essentials you need *and all close at hand*



Homes with plenty of space to grow



Landscaped grounds and adventure play parks



On-site grocery store and café



Handy access to A12 and A130



Close to Beaulieu Park train station\*



Nearby cycle routes and walking paths



Express bus into Chelmsford city centre



“All-through” school on-site



Nursery for children aged 3 months - 5 years

\*Planned for opening in 2025/26

# Explore your new area



- Existing Public Right of Way
- Proposed Bus Route
- Existing Brideway
- Proposed Strategic Cycleway / Footway
- Strategic Primary Infrastructure Routes
- Radial Distributor Road (RDR)
- Nature / Heritage Trail
- Jogging Routes
- New Hall Loop 2.4m 3.9km
- East Beaulieu Loop 2.7m 4.4km
- Beaulieu Park Loop 1.7m 2.7 km



## Unwind

The Beaulieu development boasts 176 acres of public open spaces, made up of natural meadows, community gardens, parks and play areas. Beyond the parks on your doorstep at L&Q at Beaulieu, Chelmsford itself is home to over 20 parks. Scenic walks along the River Can and River Chelmer are perfect for spring strolls and autumn adventures, making the location well suited to walkers, families and nature enthusiasts.

**River Can**  
5.5 miles by car\*

## Art & Culture

For the art lover, there are beautiful, noteworthy spots across Beaulieu and Chelmsford which offer impressive sculptures and installations, each celebrating the area in their own unique way. The charming 'Autumn Watch and Spring Watch' deer sculptures are placed at the heart of Beaulieu, and the extraordinary 'Crowned Stag' sculpture which neighbours the development is also an incredible piece of art. Both exhibitions nod to the place Beaulieu holds in history, as a former deer park owned by King Henry VIII.

**New School Hall**  
2.1 miles by car\*

## Eat & Drink

There are plenty of options for residents to choose from, with a range of restaurants, cafes, bars and pubs both on your doorstep in Beaulieu and in Chelmsford city centre. Grab your morning coffee at the local Costa Coffee in Beaulieu Square, or pop into the neighbouring Coffee Squared, where you have a wide selection of tasty treats to choose from - perfect for laid-back brunches at the weekend. Take a short stroll to The Gardeners - a cosy pub part of the Greene King family - for dinner and drinks with family and friends.

**Costa Coffee**  
0.3 miles by foot\*

## Workout

If spin classes, morning work-outs and fitness is your thing, there are a wide range of gyms and fitness centres to choose from in Chelmsford. The city centre offers a huge variety of gyms, from PureGym, Anytime Fitness, Virgin Active and The Gym Group, which can all be reached in 15-20 minutes by car from your door. Riverside Ice and Leisure Centre in Chelmsford is also available, where visitors can use the gym and pool facilities. For keen golfers, Little Channels is a 9-hole pay and play golf course, and is just a 6-minute car drive away from L&Q at Beaulieu.

**Little Channels**  
1.1 miles by car\*

## Shopping

With a well equipped grocery store on-site you won't have to go far to pick up the essentials. The Sainsbury's Local at Beaulieu Square is open seven days a week for your convenience. For the big weekly shop, there are two larger supermarkets - Morrisons, which is located within a 2 minute drive away, and a large Sainsbury's supermarket and petrol station which is just a 5-10 minute drive away from home. A short trip into Chelmsford city centre's Bond Street, offers a high-street shopping experience. Lakeside is just a 35 minute drive away if shopping centres are your top spot for retail therapy.

**Bond Street, Chelmsford**  
3.3 miles by car\*

## Explore

The city has an abundance of character and historical stories to tell, and was even considered to be the capital of England (for just one week!) during the 14th Century. Those keen to find out more about the area's quirky background will enjoy visiting Chelmsford Museum and Sandford Mill Museum. Other places of historical interest include an 18-arch Victorian railway crossing spanning the River Can and Chelmsford Cathedral which has stonework dating back to Norman times.

**Chelmsford Cathedral**  
3.3 miles by car\*

# Get to know your new neighbourhood



1. Beaulieu Square
2. Springfield Hospital
3. Sainsbury's Springfield
4. River Chelmer
5. Anglia Ruskin University
6. Riverside Leisure Centre
7. Everyman Cinema
8. Bond Street
9. River Can
10. Chelmsford Miniature Railway
11. The Gardeners Pub
12. Costa Coffee
13. The Beaulieu Park School

 Beaulieu Development



New Hall School, Chelmsford, Essex

## A new and vibrant city *rich with history*

**In the 16th Century Beaulieu was the site of a tudor palace belonging to King Henry VIII. Today the site retains its original name which means “beautiful place” in French.**

L&Q at Beaulieu boasts a unique community feel. When you visit the grounds it's easy to see why Henry VIII chose this spot for his summer residence. Bathed in scenic views and flourishing greenery, the area thrives with natural beauty.

A network of proposed and existing bridleways, cycleways and footpaths make all of this discoverable and accessible from your doorstep. L&Q at Beaulieu is positioned within Beaulieu's 176 acres of green open space, which provides the perfect setting for a leisurely lifestyle.

Beaulieu's on-site school offers pupils an all-through experience, taking them from primary school, right through to the end of their secondary education. Importantly this model provides children with stability, giving them an excellent foundation for a bright future.

Beaulieu has been designed to be completely accessible without relying on a car, allowing for a happier, healthier journey to school. The development's amenities at Beaulieu Square are also all easy to reach on foot.

In addition to the amenities already located at Beaulieu Square, two further commercial zones are being created at Beaulieu, set to provide convenient access to an even broader range of facilities.

The brand-new Beaulieu Park station, planned to open in 2025/26, will provide travel to London Liverpool Street in just 40 minutes along with additional connections to destinations in the east of England. The station development will also include a bus interchange for local services, a taxi rank and generous parking facilities for cars and motorcycles. Parking and storage for cycles will also be provided.







Stansted Airport



High Street in Chelmsford



Chelmsford Station



### By rail from Chelmsford Station

Stratford	25 mins
London Liverpool St	34 mins
Ipswich	40 mins
Norwich	1 hr 24 mins



### By cycle from L&Q at Beaulieu

Anglia Ruskin University	13 mins
Chelmer Village	13 mins
Chelmsford Station	15 mins
Chelmsford City Centre	17 mins



### By bus from L&Q at Beaulieu

Chelmer Village	8 mins**
Anglia Ruskin University	10 mins
Chelmsford Rail station	15 mins
Colchester	1 hr 7 mins**



### By road from L&Q at Beaulieu

Chelmsford City Centre	9 mins
Stansted Airport	25 mins
M25	34 mins
Colchester	34 mins

\*Travel times are approximate. Source; Google Maps, nationalrail.co.uk and firstbus.co.uk  
 \*\*From Springfield, Sainsbury's  
 Imagery is of local area and amenities and is correct at time of print, May 2023



**Brunches, dinners  
and everything in  
between**

# The best of both worlds

Nestled in the northeast corner of Chelmsford in Essex, L&Q at Beaulieu is ideally located within vast, leafy surroundings, yet close by to Chelmsford city centre.

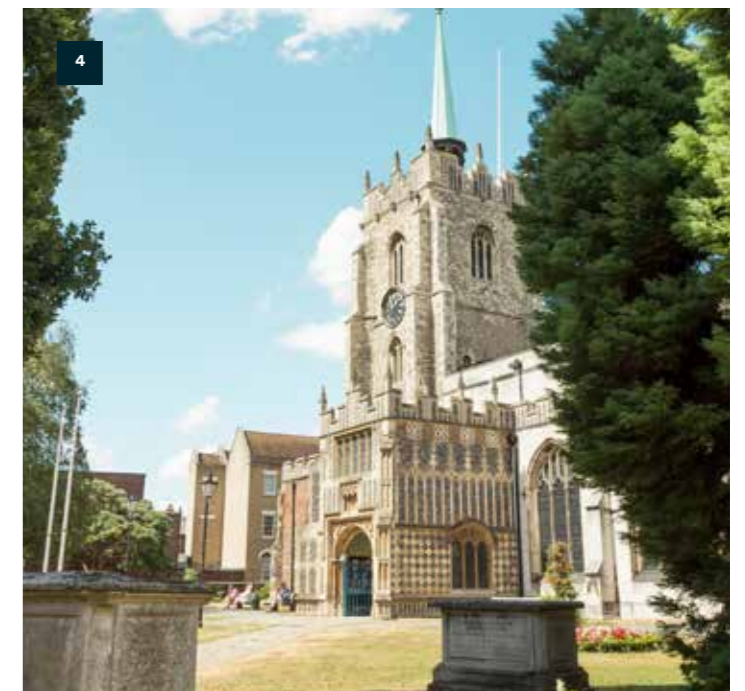
Granted city status in 2012 Chelmsford is one of the UK's newest and most vibrant cities, hosting a wealth of cafes, tantalising restaurants and entertaining bars.

The recent redevelopment of the Bond Street shopping district has attracted big brands and retailers such as The White Company, Jojo Maman Bébé and a flagship John Lewis store. With an Everyman cinema also on Bond Street, this is the perfect spot for a day of relaxation and entertainment.

As a landscape-led development, Beaulieu has been completely designed with residents in mind. The communal gardens, parks, pathways and even planting have all been carefully considered to evoke a sense of joy and calm. As well as optimising peaceful views of the rolling Essex countryside.

L&Q at Beaulieu is perfectly placed to provide both easy access to the buzz of city life, but also a healthy retreat from it at the end of the working day.

1. Bond Street
2. Boreham Car Boot Sale
3. Everyman cinema
4. Chelmsford Cathedral
5. Hylands House public park
6. Turtle Bay, Caribbean Social



A modern living room with a blue sofa, coffee table, and large window. The room features a blue sofa with orange and patterned cushions, a white coffee table with gold legs, and a large window with grey curtains. A potted plant sits on the windowsill. The walls are white, and a large abstract painting is on the left wall. A chandelier with white globe lights hangs from the ceiling.

Beautifully designed  
*and ready for living*



Images show a previous L&Q home

# Specification

All the homes located within L&Q at Beaulieu have a fully inclusive specification throughout and will be covered by NHBC warranty. Each home will have integrated appliances, flooring, and allocated parking.

## Kitchen



- Modern kitchen cabinets with a complimentary worktop and matching upstand
- Under cabinet LED lighting
- Stainless steel splashback behind the hob
- Stainless steel 1.5 bowl sink with chrome mixer tap
- Fully integrated appliances including oven, hob, fridge/freezer, dishwasher, washer/dryer and wall mounted extractor

## Bathroom



- Modern white sanitaryware including semi-recessed basin with chrome basin tap
- Floor mounted WC with concealed cistern
- Steel bath with bespoke bath panel, glass shower screen and thermostatic shower valve with overhead shower and hair wash attachment
- Mirrors to wet areas over basin
- Shaver socket included
- Chrome heated towel rail
- Chrome dual flush plate for water efficiency

## En Suites



- Modern white sanitaryware including semi-recessed basin with chrome basin tap
- Floor mounted WC with concealed cistern
- Chrome dual flush plate
- Fitted mirror
- Chrome heated towel rail
- White shower tray with sliding door
- Thermostatically controlled shower with overhead shower and separate hair wash attachment

## Bedroom



- Fitted carpet
- Fitted wardrobe with sliding mirrored doors to master bedroom

## Heating, Electrical & Lighting



- Combination boiler with programmable room thermostats with radiators
- Low energy white LED downlights to kitchen, bathrooms and en-suites
- Pendant lights to living/dining areas, bedrooms, hallways and store cupboards
- White switches and sockets
- Mains operated smoke/heat detectors, with long life battery operated carbon monoxide detector

## Wall & Floor Finishes



- White emulsion painted walls and ceilings
- White satin architraves and skirting boards
- Amtico or laminate flooring to hallways and kitchen/living/dining areas
- Porcelain large wall and floor tiles to bathrooms and en-suites
- Carpets to stairs, upstairs landings and bedrooms

## General



- NHBC 12-year Warranty
- Allocated parking with every home
- Private gardens to houses complete with a shed, turf, paving and outdoor tap

The specification of the properties is correct at the date of print but may change as building works progress. Any images are indicative of the anticipated quality and style of the specification and may not represent the actual furnishings and fittings of the properties. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any offer, contract, warranty or representation and should not be relied upon as a statement or representation of fact.



## Investing in homes *and neighbourhoods*

At L&Q we believe passionately that people's health, security and happiness depend on where they live.

With nearly 60 years experience, we have what it takes to do things right. We aim to deliver great service to every customer, every time, and we're always looking for ways to improve ourselves.

Our relationships are built on trust, transparency and fairness and we're there when we're needed – locally responsive and working hard to keep the communities we serve safe and vibrant.

Because our social purpose is at the core of what we do, we reinvest all of the money that we make into our homes and services.

We create better places to live by delivering homes, neighbourhoods and housing services that people can afford.

We are L&Q.

A man with dark hair and a beard, wearing a blue denim shirt, is smiling and leaning over a bed, adjusting the white linens. The room has a pink sofa, a framed picture on the wall, and a window with blinds. The lighting is warm and natural.

Invest for the future  
*and own your home*

L&Q offer an extensive range of Shared Ownership homes across the country. We can help you buy a home in a way that works for you.

Shared Ownership makes it possible to own your home – even if you feel priced out of the property market. It's an affordable home ownership scheme designed as a stepping-stone to outright ownership if you can't afford to buy a home on the open market.

To find out more visit  
[lqhomes.com/shared-ownership](https://lqhomes.com/shared-ownership)



# Buying a Shared Ownership home with L&Q

With Shared Ownership you start by buying a share in your home and then progress to full ownership by buying more shares. Your deposit will be 5% to 10% of the share you are buying. You pay a mortgage on the share you own and a rent to L&Q on the share you don't own.

## Are some applicants prioritised?

Some developments may initially be reserved for those who live or work locally, but in most cases the development is open to everyone so please register if you are interested. You can find out more about the development eligibility criteria on our website or by speaking to the Sales Team.

## Is Shared Ownership really affordable?

The best way to find out if Shared Ownership is affordable for you is to speak to an independent mortgage advisor about your finances. They will help you determine what is affordable and help you make the right decision. You will need a deposit and will also need to cover the costs of buying a home. These costs include things like the reservation fee, mortgage valuation fee, removal costs and utility connection charges.

## Can I buy more shares in my home?

Yes, this process is known as staircasing. You can also sell the share you own at any time, either via the L&Q Resales team or on the open market.

## Am I Eligible?

To buy a home under the Shared Ownership scheme you must meet these basic requirements:

- have a combined annual household income under £80,000, or £90,000 in London
- not own a property, or part of a property, at the time of completing on your purchase
- be 18 years or older and be able to obtain a mortgage

Complete our Shared Ownership Application form to confirm your eligibility.

If you have any questions about the application form please contact the Homebuy Application Team at [applications@lqgroup.org.uk](mailto:applications@lqgroup.org.uk) or call 0300 456 9997 opt 1, Monday to Friday 9am-5pm  
You can learn all about Shared Ownership at [lqhomes.com/shared-ownership](https://lqhomes.com/shared-ownership)

## Getting started with L&Q Shared Ownership



### Step 1: Confirm your eligibility

Complete the online L&Q Shared Ownership Application form at [lqhomes.com/apply](https://lqhomes.com/apply). If you're purchasing a home with a friend or partner, remember to complete the Joint Application section of the form.



### Step 2: Reserve your home

Browse our website and find a home that's right for you. Book a viewing and visit the show home, once you've chosen your home reserve it with a payment of £500. Homes will be allocated based on priority.



### Step 3: We make you an offer

Once you have paid your reservation fee, we will verify your identity. If the result of this check is satisfactory, we'll contact you to make an offer of a home.

## Buying a Shared Ownership home

After we have made you an offer



### Step 1: Meet a mortgage advisor

When you accept the offer, it will be subject to a financial assessment with an independent mortgage advisor (IMA). They will assess what share you can afford to purchase and arrange your mortgage application for you.



### Step 2: You appoint a solicitor

Everyone who buys a home needs to appoint a conveyancing solicitor to work on their behalf. We can provide details of solicitors who specialise in shared ownership.



### Step 3: We exchange contracts

The Memorandum of Sale (MOS) will give a date by which to exchange contracts. This makes your intention to buy a home through L&Q a legally binding agreement.



### Step 4: Completion day arrives!

Your mortgage lender will give your solicitor the money to buy your home and complete the sale. Congratulations on purchasing your new home!



### Step 5: Time to collect your keys

We will make arrangements to meet you at your home and hand over your keys. We will also walk you through your new home and talk you through your Home User Guide.

# We're here and ready to help

When you're ready to move in, L&Q will give you a personal introduction to your new L&Q home.

## The L&Q new homes warranty

We will demonstrate how to operate your appliances and heating and talk you through any special features, all of which will be detailed in your Home User Guide.

We are confident that you will be delighted with your new L&Q home, but for added peace of mind, all of our homes also come with an L&Q new homes warranty.

This lasts for two years from the date of legal completion. For the 2-year period, we guarantee items supplied as part of your new home, covering repairs needed due to faulty workmanship or materials. The NHBC Buildmark cover is valid for 10 years from the date the building was finished.

Your sales associate can provide you with more details on the L&Q warranty and NHBC Buildmark cover. You can also access the full terms and conditions on our website: [lqgroup.org.uk](http://lqgroup.org.uk)



## L&Q Achievements



## A selection of other L&Q developments



The Arbour, Beaulieu  
[lqhomes.com/beaulieuarbour](http://lqhomes.com/beaulieuarbour)



L&Q at Darwin Green, Cambridge  
[lqhomes.com/darwingreen](http://lqhomes.com/darwingreen)



L&Q at Marleigh  
[lqhomes.com/marleigh](http://lqhomes.com/marleigh)

L&Q at Beaulieu  
Centenary Way, Chelmsford,  
Essex, CM1 6TD

✉ [beaulieu@lqgroup.org.uk](mailto:beaulieu@lqgroup.org.uk)

☎ 0333 003 3680

🌐 [lqhomes.com/beaulieu](http://lqhomes.com/beaulieu)

Disclaimer  
All information in this document is correct at the time of publication going to print May 2023. The contents of this brochure should not be considered material information for the purposes of purchasing a home. No image or photograph (whether computer generated or otherwise) is taken as a statement or representation of fact, and no image or photograph (whether computer generated or otherwise) forms part of any offer, contract, warranty or representation.

Registered office: L&Q, 29-35 West Ham Lane, Stratford, London E15 4PH. Homes & Communities Agency L4517. Registered Society 30441R Exempt charity. Details correct at the time of going to print May 2023. Your home is at risk if you fail to keep up repayments on a mortgage, rent or other loan secured on it. Please make sure you can afford the repayments before you take out a mortgage.

L&Q